Rent, Operate and Maintain Ground floor Shop No.2 at Residency Road Building in Bengaluru

Request for proposal

Office of the Executive Engineer
Building Maintenance & Transport
Bengaluru Central City Corporation
Ground floor, Annex Building-2,
GBA & BCCC HO Premises
N.R Square, Bengaluru-560002.

DISCLAIMER

The information contained in this Request for Proposal document (the “RFP”) or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Authority or any of their employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.

This RFP is not an agreement and is neither an offer nor invitation by the Authority to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their qualification proposals and financial offers pursuant to this RFP (the "Bid"). This RFP includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain independent advice from appropriate sources.

Information provided in this RFP to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way in this Bid Stage.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint the Selected Bidder or Concessionaire, as the case may be, for the Project

and the Authority reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

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PROJECT INFORMATION MEMORANDUM

1. Introduction

1.1 Background

1.1.1 **BCCC intends to rent out the commercial space located in the Ground floor at Residency Road Bengaluru, for operation as an commercial office / business space.**

1.1.2 Under this RFP, BCCC seeks proposals from qualified private operators (“Bidders”) to:

- **Develop, furnish and operate the available space as an commercial office / business space**
- Finance all capital expenditure independently
- Operate and maintain the facility to defined service standards
- Facilitate public, cultural, educational and exhibition activities as approved by BCCC
- Pay an annual rental and upfront deposit to BCCC as consideration
- **At the end of the Rent period, the right to use the premises and any infrastructure developed shall revert to BCCC.**

1.1.3 The scope of work for the Selected Bidder (the "Operator") broadly includes, but is not limited to:

a) Operating and maintaining all facilities throughout the rent period.
b) Managing bookings, programming, personnel, housekeeping and safety.
c) Maintaining infrastructure, equipment and commercial premises to prescribed standards.
d) Undertaking periodic renewal, resurfacing and upgradation at its own cost.

1.1.4 The Concession Agreement sets forth the detailed terms and conditions for grant of the concession to the Operator, including the scope of the Operator's services and obligations (the "Concession").

1.1.5 The statements and explanations contained in this RFP are intended to provide a proper understanding to the Bidders about the subject matter of this RFP and should not be construed or interpreted as limiting in any way or manner. The scope of services and obligations of the Concessionaire set forth in the Concession Agreement or the Authority's rights to amend, alter, change, supplement or clarify the scope of work, the concession to be awarded pursuant to this RFP or the terms thereof or herein contained. Consequently, any omissions, conflicts or contradictions in the Bidding Documents including this RFP are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained by Authority.

1.1.6 The Authority shall receive qualification proposals and Bids pursuant to this RFP in accordance with the terms set forth in this RFP and other documents to be provided by the Authority pursuant to this RFP (collectively the "Bidding Documents"), as modified, altered, amended and clarified from time to time by the Authority, and all Bids shall be prepared and submitted in accordance with such terms.

1.2 **Brief Description of the Bidding Process**

1.2.1 The Authority has decided to adopt a single-stage two-part bidding process (collectively referred to as the "Bidding Process") for selection of the Bidder for award of the Project.

A. The first part (the "Qualification Proposal") shall comprise of the qualification submissions (the "Qualification") of interested parties, who make a Bid in accordance with the provisions of this RFP (the "Applicant / Bidder", which expression shall, unless repugnant to the context). In the Qualification Proposal, Applicants / Bidders would be required to furnish all the information specified in this RFP. The eligibility criteria are explained in the Clause 2.1.

B. At the end of the qualification proposal evaluation, the Authority expects to announce a short-list of qualified Applicants / Bidders who fulfil the minimum qualification criteria and shall be eligible for further parts of Bidding Process comprising of Financial Proposals (the "Financial Proposals").

C. The Applicants / Bidders who have been short-listed on the basis of the evaluation of their Qualification criteria, will be invited to be present during the opening of the Financial Proposals.

D. Financial proposals are invited on the basis of the refundable interest-free One Time Deposit (OTD) that the tender winner shall keep with the Bengaluru Central City Corporation (BCCC) throughout the period of the concession. The

One Time Deposit (OTD) is refundable to the concessionaire, without any interest, after the vacation of the property upon completion of the concession term or the termination. The One Time Deposit (OTD) shall not be refunded for a period of one year from the date of the signing of the agreement of the concession.

E. The minimum reserved One Time Deposit (OTD) or the Tender Upset Price shall be fixed at INR 16,60,000/-.

F. Applicants/ bidders are expected to indicate the **One Time Deposit and Annual Rent higher than** the minimum reserved One Time Deposit and Annual Rent. The bidder who bids the **highest One Time Deposit and Annual Rent** shall be the tender winner.

G. The period of the Rent shall be 15 years

H. In addition to the One Time Deposit stated above, the selected bidder shall pay to the BCCC, an annual rent of INR 4,80,000/- along with applicable GST, per annum, for the term of rent for each accounting year. This rent payable by the lessee shall be subject to increase at the rate of 10% per three years from the date of signing of the agreement. The annual rent shall be paid at beginning of each financial year. Non payment of annual rent shall be considered a breach of the terms and conditions of the RFP and the agreement and the rent shall be cancelled after giving 45 days notice for non-payment of the annual lease rent within 10th of April of the year for which the annual rent is to paid. For example for the Financial Year 2026-27, the annual lease rent must be paid by 10th April 2026 failing which the bid winner agreement shall be liable to be terminated with forfeiture of the PBG and debarment of the bidder from participating in the tenders of the BCCC.

1.2.2 GOI has issued guidelines for qualification of bidders seeking to acquire stakes in any public sector enterprise through the process of disinvestment. These guidelines shall apply mutatis mutandis to this Bidding Process. The Authority shall be entitled to disqualify a Bidder in accordance with the aforesaid guidelines at any stage of the Bidding Process. Bidders must satisfy themselves that they are qualified to bid, and should give an undertaking to this effect in the form at Appendix-I.

1.2.3 **Within ten (10) days of issuance of the Letter of Acceptance (LOA), the Authority and the Selected Bidder shall jointly conduct a comprehensive survey of the commercial space.**
The survey shall:

- The measurements of the renting space
- Inventory existing structures, utilities or features relevant to development

The survey shall be undertaken by an accredited agency proposed by the Selected Bidder and approved by the Authority. All survey costs shall be borne by the Selected Bidder.
The survey report shall form the baseline for determining the Operator's development and maintenance obligations during the concession period

1.2.4 The Authority at its discretion, reserves the right to Accept / Reject any Bid / Financial Proposal and the decision of the Authority in this behalf shall be final and conclusive, which shall be binding on the Applicants / Bidders.

1.2.5 The Bidding Documents include the draft Concession Agreement for the Project to be provided to the Bidders on the day of Pre-Bid conference. The Project Information Memorandum for the project will also be shared by the Authority with the Bidders. Subject to the provisions of Clause 2.8, the aforesaid documents and any addenda issued subsequent to this RFP Document, but before the Bid Due Date, will be deemed to form part of the Bidding documents.

1.2.6 A Bidder is required to deposit, along with its Bid, a bid security/Earnest Money Deposit of INR 5,00,000 (Indian Rupees five Lakh Only) (1.00 lakh tnrough online payment and 4.00 lakhs in the form for Bank guarantee drawn by the Nationalized Bank) (the "Bid Security"), refundable not later than 60 days from the Bid Due Date except in the case of the selected Bidder. The Bidders will have an option to provide bid security/Earnest Money Deposit in the form of a demand draft or a bank guarantee acceptable to the Authority as per e-proc portal, and in such event, the validity period of the demand draft or bank guarantee, as the case may be, shall not be less than 180 (one hundred and eighty) days from the Bid Due Date, inclusive of a claim period of 60 (sixty) days, and may be extended as may be mutually agreed between the Authority and the Bidder from time to time. The Bid shall be summarily rejected if it is not accompanied by the Bid Security.

1.2.7 Any queries or request for additional information concerning this RFP shall be submitted in writing or by fax and e-mail to the officer designated on company letter with proper communication address in Clause 2.12.11 below. The envelopes/ communication shall clearly bear the following identification/ title:

" Queries / Request for Additional Information: Rent, Operate and Maintain Ground floor Shop No.2 at Residency Road Building in MG Road Bengaluru".

1.3 Schedule of Bidding Process

The Authority shall endeavor to adhere to the following schedule:

Availability of tender document form	30.06.2026
Pre-bid meeting	04.07.2026 at 15.00 Hrs
Authority response to queries latest by	03.07.2026 at 15.00 Hrs
Bid due date	09.07.2026 at 17.00 Hrs
Bid opening	10.07.2026 at 17.00 Hrs
Letter of Acceptance	After Approval of Bid

2. Instructions to the Applicants / Bidders

1.1 Eligibility of Bidders

1.1.1 For determining the eligibility of Bidders for their qualification hereunder, the following shall apply:

a. The Bidder must be a single entity.

b. A Bidder may be a natural person, private entity, or any combination of them with a formal intent to enter into an agreement.

c. A Bidder shall not have a conflict of interest (the “Conflict of Interest”) that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. A Bidder shall be deemed to have a Conflict of Interest affecting the Bidding Process, if:

    a. the Bidder, its Member or Associate (or any constituent thereof) and any other Bidder, its Member or any Associate thereof (or any constituent thereof) have common controlling shareholders or other ownership interest; provided that this disqualification shall not apply in cases where the direct or indirect shareholding of a Bidder, its Member or an Associate thereof (or any shareholder thereof having a shareholding of more than 5% (five per cent) of the paid up and subscribed share capital of such Bidder, Member or Associate, as the case may be) in the other Bidder, its Member or Associate is less than 5% (five per cent) of the subscribed and paid up equity share capital thereof; provided further that this disqualification shall not apply to any ownership by a bank, insurance company, pension fund or a public financial institution referred to in section 4A of the Companies Act, 1956. For the purposes of this Clause 2.1.1 (c), indirect shareholding held through one or more intermediate persons shall be computed as follows: (aa) where any intermediary is controlled by a person through management control or otherwise, the entire shareholding held by such controlled intermediary in any other person (the “Subject Person”) shall be taken into account for computing the shareholding of such controlling person in the Subject Person; and (bb) subject always to sub-clause (aa) above, where a person does not exercise control over an intermediary, which has shareholding in the Subject Person, the computation of indirect shareholding of such person in the Subject Person shall be undertaken on a proportionate basis; provided, however, that no such shareholding shall be reckoned under this sub-clause (bb) if the shareholding of such person in the intermediary is less than 26% (twenty six per cent) of the subscribed and paid up equity shareholding of such intermediary; or

    b. a constituent of such Bidder is also a constituent of another Bidder; or

    c. such Bidder, or any Associate thereof receives or has received any direct or indirect subsidy, grant, concessional loan or subordinated debt from any other Bidder, or any Associate thereof or has provided any such subsidy, grant, concessional loan or subordinated debt to any other Bidder, its member or any Associate thereof;

    d. Such Bidder or any Associate thereof has participated as a consultant to the Authority in the preparation of any documents, design or technical specifications of the Project.

e. A Bidder shall be liable for disqualification if any legal, financial or technical adviser of the Authority in relation to the Project is engaged by the Bidder, its Member or any Associate thereof in any manner for matters related to or incidental to the Project. For the avoidance of doubt, this disqualification shall not apply where such adviser was engaged by the Bidder, its Member or Associate in the past but its assignment expired or was terminated 6 (six) months prior to the date of issue of this RFP. Nor will this disqualification apply where such adviser is engaged after a period of 3 (three) years from the date of commercial operation of the Project.

1.1.2 To be eligible for financial bid opening, a Bidder shall fulfill the following conditions of eligibility:

A) Technical Capacity: The Bidder must have prior experience in operating or managing at least 2 commercial premises and Shops or recreational facility with a size of 1000 Sft in the last 3 years.
B) The Bidder should furnish the Firm Registration Certificate.
C) The Bidder should furnish the GST Registration Certificate.
D) The Bidder should furnish the Annual Financial Turnover Issued by Charted Accountant with UDIN Number.
E) The bidder Should Furnish All Appendix and Annexure with Authorized Signature.if fails to uload then the tender will be rejected.

F) **Financial Capacity:** For demonstrating financial capacity (the "Financial Capacity"), the Bidder shall, over the past 5 (five) financial years preceding the Bid Due Date, have

1. Achieved in at-least one financial years an average annual turnover of INR 33,20,000/- in the last five financial year.

1.1.3 The Bidders shall enclose with its Proposal, to be submitted as per the format at Appendix-I, complete with its Annexes, the following:

a. Documentary proof such as work order/ completion certificates from client clearly indicating the nature/ scope of work and actual dates of completion for such work should be submitted. The offers without this documentary proof shall not be evaluated

b. Certificate(s) from its statutory auditors specifying the turnover of the Bidder, in the preceding three financial years

1.1.4 The Bidder should submit a Power of Attorney as per the format at Appendix-II, authorizing the signatory of the Proposal to commit the Bidder.

1.1.5 Any entity which has been barred by the Central/ State Government, or any entity controlled by it, from participating in any project, and the bar subsists as on the date of Bidding, would not be eligible to submit a proposal, either individually or as member of a Consortium.

1.1.6 A Bidder or Associate should, in the last 3 (three) years, have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, or Associate, as the case may be, nor has been expelled from any project or contract by any public entity nor have had any contract terminated by any public entity for breach by such Bidder, or Associate.

1.1.7 For purposes of this RFP, Associate means, in relation to the Bidder, a person who controls, is controlled by, or is under the common control with such Bidder (the "Associate"). As used in this definition, the expression "control" means, with respect to a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty per cent) of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law.

1.1.8 The following conditions shall be adhered to while submitting the Proposal:

a. Bidders should attach clearly marked and referenced continuation sheets in the event that the space provided in the prescribed forms in the Annexes is insufficient. Alternatively, Bidders may format the prescribed forms making due provision for incorporation of the requested information;

b. Information supplied by a Bidder must apply to the Bidder, or Associate named in the Bid Proposal and not, unless specifically requested, to other associated companies or firms;

c. in responding to the qualification criteria submission, Bidders should demonstrate their capabilities in accordance with Clause 2.1 above; and

Notwithstanding anything to the contrary contained herein, in the event that the Proposal Due Date falls within three months of the closing of the latest financial year of a Bidder, it shall ignore such financial year for the purposes of its proposal and furnish all its information and certification with reference to the 3 (three) years, as the case may be, preceding its latest financial year. For the avoidance of doubt, financial year shall, for the purposes of the Proposal hereunder, mean the accounting year followed by the Bidder during its normal business.

1.2 General terms of bidding

1.2.1 The Project Information Memorandum (PIM) for the Project is being provided only as a preliminary reference document by way of assistance to the Bidders who are expected to carry out their own surveys, investigations and other detailed examination before submitting their Bids. Nothing contained in the PIM shall be binding on the Authority nor confer any right on the Bidders, and the Authority shall have no liability whatsoever in relation to or arising out of any or all contents of the PIM.

1.2.2 Notwithstanding anything to the contrary contained in this RFP, the detailed terms specified in the Draft Concession Agreement shall have overriding effect; provided, however, that any conditions or obligations imposed on the Bidder hereunder shall continue to have effect in addition to its obligations under the Concession Agreement.

1.2.3 The Bid should be furnished in the format at Appendix - III, clearly indicating the bid amount in both figures and words, in Indian Rupees, and signed by the Bidder's authorized signatory. In the event of any difference between figures and words, the amount indicated in words shall be taken into account.

1.2.4 The Bid shall consist of figure of "refundable One Time Deposit" to be quoted by the Bidder as per the terms and conditions of this RFP and the provisions of the Concession Agreement.

1.2.5 In addition to the One Time Deposit stated above, the selected bidder shall pay to the BCCC, an annual rent of INR **4,80,000**/- along with applicable GST, per annum, for the term of lease for each accounting year. This rent payable by the lessee shall be subject to increase at the rate of 10% per three years from the date of signing of the agreement. The annual lease rent shall be paid at beginning of each financial year.

1.2.6 The Bidder shall deposit a Bid Security/Earnest Money Deposit equivalent to INR 5,00,000 (Indian Rupees five Lakh Only) (1.00 lakh tnrough online payment and 4.00 lakhs in the form for Bank guarantee drawn by the Nationalized Bank) in accordance with the provisions of this RFP. The Bidder has the option to provide the Bid Security either as a Demand Draft or in the form of a Bank Guarantee, acceptable to the Authority, as per format in Appendix - IV.

1.2.7 The validity period of the Bank Guarantee or Demand Draft, as the case may be, shall not be less than 180 days from the Bid Due Date, and may be extended by the Bidder from time to time. The Bid shall be summarily rejected if it is not accompanied by the Bid Security. The Bid Security shall be refundable not later than 60 days from the Bid Due Date except in the case of the highest Bidder.

1.2.8 The Bidder should submit a Power of Attorney as per the format at Appendix - II,

authorizing the signatory of the Bid to commit the Bidder.

1.2.9 The Bid and all communications in relation to or concerning the Bidding Documents and the Bid shall be in English language.

1.2.10 The Bidding Documents including this RFP and all attached documents are and shall remain the property of the Authority and are transmitted to the Bidders solely for the purpose of preparation and the submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid. The Authority will not return any Bid, or any information provided along therewith.

1.2.11 A Bidder shall be liable for disqualification and forfeiture of Bid Security if any legal, financial or technical adviser of the Authority in relation to the Project is engaged by the Bidder in any manner for matters related to or incidental to such Project during the Bidding Process or subsequent to the (i) issue of the LOA or (ii) execution of the Concession Agreement. In the event any such adviser is engaged by the Selected Bidder or Concessionaire, as the case may be, after issue of the LOA or execution of the Concession Agreement, then notwithstanding anything to the contrary contained herein or in the LOA or the Agreement and without prejudice to any other right or remedy of the Authority, including the forfeiture and appropriation of the Bid Security or Performance Security, as the case may be, which the Authority may have there under or otherwise, the LOA or the Concession Agreement, as the case may be, shall be liable to be terminated without the Authority being liable in any manner whatsoever to the Selected Bidder or Concessionaire for the same.

1.2.12 This RFP is not transferable.

1.2.13 Any award of Concession pursuant to this RFP shall be subject to the terms of Bidding Documents.

1.2.14 **Number of proposals and cost of Bidding**

1.2.15 No Bidder shall submit more than one Bid Proposal for the Project. A Bidder applying individually or as a member of a Consortium shall not be entitled to submit another Proposal either individually or as a member of any Consortium, as the case may be.

1.2.16 The Bidders shall be responsible for all of the costs associated with the preparation of their Bids and their participation in the Bidding Process. The Authority will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

1.3 Site visit and verification of information

1.3.1 Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the site conditions, existing structures, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

1.3.2 It shall be deemed that by submitting a Bid, the Bidder has:

i. made a complete and careful examination of the Bidding Documents;

ii. received all relevant information requested from the Authority;

iii. acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in the Bidding Documents or furnished by or on behalf of the Authority relating to any of the matters referred to in Clause 2.4.1 above;

iv. satisfied itself about all matters, things and information including matters referred to in Clause 2.4.1 hereinabove necessary and required for submitting an informed Bid, execution of the Project in accordance with the Bidding Documents and performance of all of its obligations there under;

v. acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the Bidding Documents or ignorance of any of the matters referred to in Clause 2.4.1 hereinabove shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc. from the Authority, or a ground for termination of the Concession Agreement; and

vi. Agreed to be bound by the undertakings provided by it under and in terms hereof.

1.4 Right to accept and to reject any or all bids

1.4.1 Notwithstanding anything contained in this RFP, the Authority reserves the right to accept or reject any Bid and to annul the Bidding Process and reject all Bids at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons there for.

1.4.2 The Authority reserves the right to reject any Bid and appropriate the Bid Security if:

i. at any time, a material misrepresentation is made or uncovered, or
ii. The Bidder does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Bid.

Such misrepresentation/ improper response shall lead to the disqualification of the Bidder.

1.4.3 In case it is found during the evaluation or at any time before signing of the Concession Agreement or after its execution and during the period of subsistence thereof, including the Concession thereby granted by the Authority, that one or more of the pre-qualification conditions have not been met by the Bidder or the Bidder has made material misrepresentation or has given any materially incorrect or false information, the Bidder shall be disqualified forthwith if not yet appointed as the Concessionaire either by issue of the LOA or entering into of the Concession Agreement, and if the Bidder has already been issued the LOA or has entered into the Concession Agreement, as the case may be, the same shall, notwithstanding anything to the contrary contained therein or in this RFP, be liable to be terminated, by a communication in writing by the Authority to the Bidder, without the Authority being liable in any manner whatsoever to the Bidder or Concessionaire, as the case may be. In such an event, the Authority shall forfeit and appropriate the Bid Security or Performance Security, as the case may be, as mutually agreed genuine pre-estimated compensation and damages payable to the Authority for, inter alia, time, cost and effort of the Authority, without prejudice to any other right or remedy that may be available to the Authority.

1.4.4 The Authority reserves the right to verify all statements, information and documents submitted by the Bidder in response to the RFP or the Bidding Documents. Failure of the Authority to undertake such verification shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Authority thereunder.

1.5 Clarifications

1.5.1 Bidders requiring any clarification on the RFP may notify the Authority in writing or by fax and e-mail on company letter head having proper communication address with name of contact person designated as authorized signatory in accordance with Clause 1.2.7. They should send in their queries before the date mentioned in the Schedule of Bidding Process specified in Clause 1.3. The Authority shall endeavor to respond to the queries within the period specified therein, but no later than 15 (fifteen) days prior to the Bid Due Date. The responses will be sent by fax or e-mail. The Authority will forward all the queries and its responses thereto, to all Bidders without identifying the source of queries.

1.5.2 The Authority shall endeavor to respond to the questions raised or clarifications sought by the Bidders. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.

1.5.3 The Authority may also on its own motion, if deemed necessary, issue interpretations and clarifications to all Bidders. All clarifications and interpretations issued by the Authority shall be deemed to be part of the Bidding Documents. Verbal clarifications and information given by Authority or its

employees or representatives shall not in any way or manner be binding on the Authority.

1.6 Amendment of RFP

1.6.1 At any time prior to the deadline for submission of Bids, the Authority may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the RFP by the issuance of Addenda.

1.6.2 Any Addendum thus issued will be sent in writing to all the Bidders.

1.6.3 In order to afford the Bidders a reasonable time for taking an Addendum into account, or for any other reason, the

1.6.4 Authority may, at its own discretion, extend the Bid Due Date.

1.7 Bid Submission

1.7.1 Tenders/Bids must be electronically submitted (online through Internet) within the Date and Time published in e – Procurement Portal. (Government of Karnataka e – Procurement Website www.kppp.karnataka.gov.in)

1.7.2 A Hard copy of the documents, as per the process described in the RFP, shall also be sent in a sealed envelope to BCCC. The Hard copy shall not be used for evaluation but shall be kept by the Authority for Reference only. In no case shall there be any difference in the documents submitted electronically and the Hard copy and any such discrepancy notices shall make the bidder liable for disqualification.

1.8 Language

The Bid Proposal and all related correspondence and documents in relation to the Bidding Process shall be in English language. Supporting documents and printed literature furnished by the Bidder with the Proposal may be in any other language provided that they are accompanied by translations of all the pertinent passages in the English language, duly authenticated and certified by the Bidder. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Proposal, the English language translation shall prevail.

1.9 Format and signing of proposal

1.9.1 The Bidder shall provide all the information sought under this RFP. The Authority will evaluate only those Bids that are received in the required formats and complete in all respects. Incomplete Proposals shall be liable for Rejection.

1.9.2 The Bid shall be submitted in electronic form with digital signatures however the copy of bid to be submitted should printout of the documents submitted and signed by the authorized signatory of the Bidder who shall also initial each page, in blue ink. In case of printed and published documents only the cover shall be initialed. All the alterations, omissions, additions or any other amendments made to the Bid shall be initialed by the person(s) signing the Bid.

1.10 Sealing and Marking of Tenders

1.10.1 The Applicant / Bidder shall provide all the information sought under this RFP. The Authority will evaluate only those Bids that are received in the required formats and complete in all respects on the e-procurement mode. Incomplete and /or conditional Bids shall be liable to rejection.

1.10.2 The Applicant / Bidder shall prepare 1 (one) original set of each part of the Bid (together with originals / copies of documents required to be submitted along therewith pursuant to this RFP) as submitted through the e-procurement portal and clearly marked "ORIGINAL DOCUMENTS". In addition, the Applicant / Bidder shall submit 1 (one) copy of each part of the Bid, along with documents required to be submitted along therewith pursuant to this RFP, marked "COPY". Such submissions shall only be made at the time of opening of each part of the Bid. In case of any discrepancy on the documents submitted as e-Submission, the authenticity of the uploaded documents shall be verified by referring to the originals of the documents submitted as part of the Hard Copy Submission and through verification of originals of the Documentary Proof as part of Bid Evaluation. In the event of any discrepancy between the Original and the e-Submission on the e- Procurement portal, the e-submission on the e-Procurement portal shall prevail.

1.10.3 The Bid and its Copy shall be typed or written in indelible Blue or Black ink and signed by the authorized signatory of the Applicant / Bidder who shall also initial each page in Blue or Black ink. In case of printed and published documents, only the cover shall be initialized. All the alterations, omissions, additions or any other amendments made to the Bid shall be initialized by the person(s) signing the Bid. The hard copies of each part of the Bid shall contain page numbers and shall be bound together.

1.10.4 The Tenderer shall access Tender Documents, fill them and submit the Completed Tender Document through Website of e – Procurement itself (www.eproc.karnataka.gov.in). The Scanned Copy of all the Documents shall be attached to the e – Tender Document, failing which the Bid will not be considered. It is the Responsibility of the Tenderer to submit all the Documents pertaining to Eligibility Criteria / Qualification Information with due diligence.

1.10.5 **The Hard copies being submitted at the time of opening of each part of the Bid, shall be submitted in a sealed envelope marked as " Rent, Operate and Maintain Ground floor Shop No.2 at Residency Road Building in MG Road Bengaluru".**

1.10.6 The Applicant / Bidder shall seal the original and the copy of each part of the Bid, together with their respective enclosures, in separate envelopes duly marking the envelopes as "ORIGINAL DOCUMENTS" and "COPY". The envelopes shall then be sealed in an outer envelope which shall also be marked in accordance with Clauses 2.12.6 and 2.12.7 and submitted the same at the time of opening of each part only.

1.10.7 Each proposal / Bid (e-submission vide e-procurement portal and hard copy submission except “Financial Proposal”) shall comprise of the following:

Envelope I: “Qualification Proposal”

i. Information in the prescribed format (Appendix-I) along with Annexes (I to IV) and supporting documents.

ii. Power of Attorney for signing the Bid as per the format at Appendix-II.

iii. Copy of Memorandum and Articles of Association, if the Applicant / Bidder is a body corporate, and if a partnership then a copy of its partnership deed.

iv. Copies of Applicant / Bidder’s duly audited balance sheet and profit and loss account for the preceding three years.

v. A copy of the Concession Agreement with each page initialized by the Bid signatory.

1.10.8 **Please note that the “Financial Proposal” shall not be submitted as part of Hard Copy Submission.**

1.10.9 The Hard copy shall not be used for evaluation but shall be kept by the Authority for Reference only.

1.10.10 All the correspondences / submissions shall be addressed to: Executive Engineer, Buidling Maintenance&Transport Division Ground floor, Annex bulding-2, N.R Square, Bengaluru

1.10.11 If the envelopes are not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Bid submitted and consequent losses, if any, suffered by the Bidder.

1.10.12 Bids submitted by fax, telex, telegram or e-mail shall not be entertained and shall be rejected.

1.11 Deadline for submission of the tenders

1.11.1 Tenders must be received by the Employer at the Website Address specified above no later than date specified in the Bid Process schedule.

1.11.2 The Authority may extend the Deadline for Submission of Tenders by issuing an Amendment, in which case all Rights and Obligations of the Authority and the

Tenderers previously subject to the Original Deadline will then be subject to the New Deadline.

1.12 Late tenders

1.12.1 Any Tenderer trying to submit the Tender after Deadline will not be accepted in the e – Procurement.

1.13 Modification and withdrawal of tenders

1.13.1 Tenderers may modify Contents of the Covers before the Deadline prescribed in Clause 1.3.

1.13.2 Tenderers may withdraw their tenders by cancelling their bid on the website only before the deadline prescribed in Clause 1.3.

1.13.3 No Tender may be modified and withdrawn after the deadline for submission of tenders.

1.13.4 Withdrawal or modification of a tender between the deadline for submission of tenders and the expiration of the original period of tender validity specified in Clause 2.17 may result in the forfeiture of the Earnest Money Deposit.

1.14 Rejection of bids

1.14.1 The Authority reserves the right to accept or reject all or any of the bids without assigning any reason whatsoever. It is not obligatory for the Authority to accept any bid or to give any reasons for their decision.

1.14.2 The Authority reserves the right not to proceed with the bidding process at any time, without notice or liability, and to reject any Bid without assigning any reasons.

1.15 Validity of bids

1.15.1 The Bids shall be valid for a period of not less than 180 (one hundred and eighty) days from the Bid Due Date. The validity of Bids may be extended by mutual consent of the respective Bidders and the Authority.

1.16 Confidentiality

Information relating to the examination, clarification, evaluation and recommendation for the Bidders shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the Authority in relation to or matters arising out of or concerning the Bidding Process. The Authority will treat all

information, submitted as part of the Bid, in confidence and will require all those who have access to such material to treat the same in confidence. The Authority may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the Authority.

1.17 Correspondence with the Bidder

The Authority shall not entertain any correspondence with any Bidder in relation to acceptance or rejection of any Bid.

1.18 Opening and evaluation of applications

1.18.1 The Authority shall open the Proposals at on the stipulated bid opening date and time, at the place specified in Clause 1.3 and the Notice Inviting Tender and in the presence of the Bidders who choose to attend.

1.18.2 Applications for which a notice of withdrawal has been submitted in accordance with Clause 2.15 shall not be opened.

1.18.3 The Authority will subsequently examine and evaluate the eligibility criteria of Proposals in accordance with the provisions set out in Section 3.

1.18.4 Bidders are advised that qualification of Bidders will be entirely at the discretion of the Authority. Bidders will be deemed to have understood and agreed that no explanation or justification on any aspect of the Bidding Process or selection will be given.

1.18.5 Any information contained in the Proposal shall not in any way be construed as binding on the Authority, its agents, successors or assigns, but shall be binding against the Bidder if the Project is subsequently awarded to it on the basis of such information.

1.18.6 The Authority reserves the right not to proceed with the Bidding Process at any time without notice or liability and to reject any or all Proposal(s) without assigning any reasons.

1.18.7 If any information furnished by the Bidder is found to be incomplete, or contained in formats other than those specified herein, the Authority may, in its sole discretion, exclude the relevant project from qualification.

1.18.8 Where any information is found to be patently false or amounting to a material misrepresentation, the Authority reserves the right to reject the Qualification Proposal and/ or bid in accordance with the provisions of Clauses 2.5.2 and 2.5.3.

1.19 Tests of responsiveness

1.19.1 Prior to evaluation of Proposals and opening of financial bids, the Authority shall determine whether each proposal is responsive to the requirements of the RFP. A Proposal shall be considered responsive only if:

a) it is received as per format at Appendix-I through e tender portal.
b) it is received by the Application Due Date including any extension thereof pursuant to Clause 2.13.2;
c) it is numbered, signed, sealed, bound together, and marked as stipulated in Clauses 2.11 and 2.12;
d) it is accompanied by the Power of Attorney as specified in Clause 2.2.7
e) it contains all the information and documents (complete in all respects) as requested in this RFP;
f) it contains information in formats same as those specified in this RFP;
g) it contains certificates from its statutory auditors in the formats specified at Appendix-I of the RFP for each Eligible Project;
h) it contains the Bid Security as specified in clause 2.2.5 & 2.2.6 in appropriate form
i) it does not contain any condition; and
j) it is not non-responsive in terms hereof.

1.19.2 The Authority reserves the right to reject any Proposal which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the Authority in respect of such Proposal.

1.20 Clarifications

1.20.1 To facilitate evaluation of Proposals, the Authority may, at its sole discretion, seek clarifications from any Bidder regarding its Proposal. Such clarification(s) shall be provided within the time specified by the Authority for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.

1.20.2 If a Bidder does not provide clarifications sought under Clause 2.22.1 above within the prescribed time, its proposal shall be liable to be rejected. In case the proposal is not rejected, the Authority may proceed to evaluate the proposal by construing the particulars requiring clarification to the best of its understanding, and the Bidder shall be barred from subsequently questioning such interpretation of the Authority.

1.21 Bid security/Earnest Money Deposit.

1.21.1 The Bidder shall furnish as part of its Bid, a Bid Security/ Earnest Money Deposit referred to in Clauses 2.2.5 and 2.2.6 hereinabove in the form Electronic Cash on through Online only.

1.21.2 Any Bid not accompanied by the Bid Security shall be rejected by the Authority as non- responsive.

1.21.3 Save as provided in Clauses 1.2.4 and 1.2.5 above, the Bid Security of unsuccessful Bidders will be returned by the Authority, without any interest, as promptly as possible on acceptance of the Bid of the Selected Bidder or when the Bidding process is cancelled by the Authority. Where Bid Security has been paid by deposit, the refund thereof shall be in the form of an account payee demand draft in favor of the unsuccessful Bidder(s). Bidders may by specific instructions in writing to the Authority give the name and address of the person in whose favor the said demand draft shall be drawn by the Authority for refund, failing which it shall be drawn in the name of the Bidder and shall be mailed to the address given on the Bid.

1.21.4 The Selected Bidder's Bid Security will be returned, without any interest, upon the Bidder signing the Concession Agreement and furnishing the Performance Security in accordance with the provisions thereof. The Authority may, at the Selected Bidder's option, adjust the amount of Bid Security in the amount of Performance Security to be provided by him in accordance with the provisions of the Concession Agreement.

1.21.5 The Authority shall be entitled to forfeit and appropriate the Bid Security as mutually agreed genuine pre-estimated compensation / damages to the Authority in any of the events specified in Clause 2.23.7 herein below. The Bidder, by submitting its Bid pursuant to this RFP, shall be deemed to have acknowledged and confirmed that the Authority will suffer loss and damage on account of withdrawal of its Bid or for any other default by the Bidder during the Bid validity period. No relaxation of any kind on Bid Security shall be given to any Bidder.

1.21.6 The Bid Security shall be forfeited and appropriated by the Authority at mutually agreed genuine pre-estimated compensation and damages payable to the Authority for, inter alia, time, cost and effort of the Authority without prejudice to any other right or remedy that may be available to the Authority hereunder or otherwise, under the following conditions:

a) If a Bidder submits a non-responsive Bid;

b) If a Bidder engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice as specified in Clause 4 of this RFP;

c) If a Bidder withdraws its Bid during the period of Bid validity as specified in this RFP and as extended by the Bidder from time to time;

d) In the case of Selected Bidder, if it fails within the specified time limit - to sign the Concession Agreement and/or to furnish the Performance

Security within the period prescribed there for in the Concession Agreement; or

e) In case the Selected Bidder, having signed the Concession Agreement, commits any breach thereof prior to furnishing the Performance Security.

1.22 Proprietary data

All documents and other information supplied by the Authority or submitted by the Bidder to the Authority shall remain or become the property of the Authority. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Proposal. The Authority will not return any Application or any information provided along therewith.

1.23 Correspondence with the applicant

Save and except as provided in this RFP, the Authority shall not entertain any correspondence with any Applicant in relation to the acceptance or rejection of any Application.

3. Criteria for evaluation

2.1 Evaluation parameters

2.1.1 Only those Bidders who meet the eligibility criteria specified in Clauses 2.1.2 and 2.1.3 above shall qualify for evaluation under this Section 3. Financial Bids of firms/ consortia who do not meet these criteria shall be rejected.

2.1.2 The Applicant’s competence and capability is proposed to be established by the following parameters:

a) Technical Capacity; and
b) Financial Capacity

2.1.3 Authority may ask undertaking from bidder who are found to be technically deviating from BCCC’s requirement. Bidder's fulfilling technical requirement of BCCC only shall be considered for financial opening. BCCC may at its discretion ask the bidder/bidders who do not comply to the requirements to modify their technical proposal and resubmit the financial bid in line with technical requirements without calling for fresh tenders.

2.2 Opening and Evaluation of Bids

2.2.1 The Authority shall intimate the date & time of the opening of the Financial Proposals to the Applicants / Bidders shortlisted after evaluation of the qualification criteria and the same shall be opened in the presence of the

Applicants / Bidders who choose to attend.

2.2.2 To facilitate evaluation of Bids, the Authority may, at its sole discretion, seek clarifications in writing from any Bidder regarding its Bid.

2.3 Selection of Bidder

2.3.1 Financial proposals are invited on the basis of the interest free One Time Deposit (OTD) that the tender winner shall keep with the BCCC throughout the period of the concession. The One Time Deposit (OTD) is refundable to the concessionaire, without any interest, after the vacation of the property upon completion of the concession term or the termination. The One Time Deposit (OTD) shall not be refunded for a period of one year from the date of the signing of the agreement.

2.3.2 **The minimum reserved One Time Deposit (OTD) or the Tender Upset Price for the commercial space shall be INR 16,60,000 (Indian Sixteen lakhs sixty thousand Only).**

2.3.3 **Applicants/ bidders are expected to indicate the One Time Deposit and Annual Rent higher than the minimum reserved One Time Deposit and Annual Rent. The bidder who bids the highest One Time Deposit and Annual Rent shall be the tender winner.**

2.3.4 In addition to the One Time Deposit stated above, the selected bidder shall pay to the authority, an annual rental of INR 4,80,000/- along with applicable GST, per annum, for the term of 10 years for each accounting year. This amount payable by the concessionaire shall be subject to increase at the rate of 10% per three years from the date of signing of the agreement.

2.3.5 If two or more Bidders quote the same amount of refundable one-time deposit (the "Tie Bidders"), the Authority shall identify the Selected Bidder by draw of lots, which shall be conducted, with prior notice, in the presence of the Tie Bidders who choose to attend.

2.3.6 If the highest Bidder withdraws or is not selected for any reason in the first instance (the “first round of bidding”), the Authority may invite all the remaining Bidders to revalidate or extend their respective Bid Security, as necessary, and match the Bid of the aforesaid highest Bidder (the “second round of bidding”). If in the second round of bidding, only one Bidder matches the highest Bidder, it shall be the Selected Bidder. If two or more Bidders match the said highest Bidder in the second round of bidding, then the Bidder whose Bid was higher as compared to other Bidder(s) in the first round of bidding shall be the Selected Bidder. For example, if the third and fifth highest Bidders in the first round of bidding offer to match the said highest Bidder in the second round of bidding, the said third highest bidder shall be the Selected Bidder.

2.3.7 If no Bidder offers to match the highest Bidder in the second round of bidding as specified in Clause 3.3.6, the Authority may, in its discretion, invite fresh Bids (the "third round of bidding") from all Bidders except highest Bidder of the first round of bidding, or annul the Bidding Process, as the case may be. In case the Bidders are invited in the third round of bidding to revalidate or extend their Bid Security, as necessary, and offer fresh Bids, they shall be eligible for submission of fresh Bids provided, however, that in such third round of bidding only such bids shall be eligible for consideration which are higher than the Bid of the second highest Bidder in the first round of bidding.

2.3.8 After selection, a Letter of Award (the "LOA") shall be issued, in duplicate, by the Authority to the Selected Bidder and the Selected Bidder shall, within 7 (seven) days of the receipt of the LOA, sign and return the duplicate copy of the LOA in acknowledgement thereof. In the event the duplicate copy of the LOA duly signed by the Selected Bidder is not received by the stipulated date, the Authority may, unless it consents to extension of time for submission thereof, appropriate the Bid Security of such Bidder as mutually agreed genuine pre-estimated loss and damage suffered by the Authority on account of failure of the Selected Bidder to acknowledge the LOA, and the next eligible Bidder may be considered.

2.3.9 After acknowledgement of the LOA as aforesaid by the Selected Bidder, it shall execute the Concession Agreement within the period prescribed in Clause 1.3. The Selected Bidder shall not be entitled to seek any deviation in the Concession Agreement.

2.4 Contacts during Bid Evaluation

2.4.1 Bids shall be deemed to be under consideration immediately after they are opened and until such time the Authority makes official intimation of award/ rejection to the Bidders. While the Bids are under consideration, Bidders and/ or their representatives or other interested parties are advised to refrain from contacting by any means, the Authority and/ or their employees/ representatives on matters related to the Bids under consideration.

4. Fraud and corrupt practices

1.1 The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Bidding Process and subsequent to the issue of the LOA and during the subsistence of the Concession Agreement. Notwithstanding anything to the contrary contained herein, or in the LOA or the Concession Agreement, the Authority shall reject a Bid, withdraw the LOA, or terminate the Concession Agreement, as the case may be, without being liable in any manner whatsoever to the Bidder or Concessionaire, as the case may be, if it determines that the Bidder or Concessionaire, as the case may be, has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the Bidding Process.

In such an event, the Authority shall forfeit and appropriate the Bid Security or Performance Security, as the case may be, as mutually agreed genuine pre-estimated compensation and damages payable to the Authority towards, inter alia, time, cost and effort of the Authority, without prejudice to any other right or remedy that may be available to the Authority hereunder or otherwise.

1.2 Without prejudice to the rights of the Authority under Clause 4.1 hereinabove and the rights and remedies which the Authority may have under the LOA or the Concession Agreement, if a Bidder or Concessionaire, as the case may be, is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Bidding Process, or after the issue of the LOA or the execution of the Concession Agreement, such Bidder or Concessionaire shall not be eligible to participate in any tender or RFP issued by the Authority during a period of 2 (two) years from the date such Bidder or Concessionaire, as the case may be, is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practices, as the case may be.

1.3 For the purposes of this Clause 4, the following terms shall have the meaning hereinafter respectively assigned to them:

a. "**corrupt practice**" means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Bidding Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Authority who is or has been associated in any manner, directly or indirectly with the Bidding Process or the LOA or has dealt with matters concerning the Concession Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Authority, shall be deemed to constitute influencing the actions of a person connected with the Bidding Process); or (ii) engaging in any manner whatsoever, whether during the Bidding Process or after the issue of the LOA or after the execution of the Concession Agreement, as the case may be, any person in respect of any matter relating to the Project or the LOA or the Concession Agreement, who at any time has been or is a legal, financial or technical adviser of the Authority in relation to any matter concerning the Project;

b. "**fraudulent practice**" means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, to influence the Bidding Process;

c. "**coercive practice**" means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person's participation or action in the Bidding Process;

d. "**undesirable practice**" means (i) establishing contact with any person connected with or employed or engaged by the Authority with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Bidding Process; or (ii) having a Conflict of Interest; and

e. "**restrictive practice**" means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the Bidding Process.

5. Pre-bid conference

2.1 Pre-Bid conferences of the Bidders shall be convened on the date specified in Schedule of bidding process as in Clause 1.3. Only those persons who have purchased the RFP document shall be allowed to participate in the Pre-Bid Conferences. A maximum of three representatives of each Bidder shall be allowed to participate on production of authority letter from the Bidder.

2.2 During the course of Pre-Bid conferences, the Bidders will be free to seek clarifications and make suggestions for consideration of the Authority. The Authority shall endeavor to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process.

6. Miscellaneous

3.1 The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Bengaluru shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Bidding Process.

3.2 The Authority, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;

a. suspend and/ or cancel the Bidding Process and/ or amend and/ or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;

b. consult with any Bidder in order to receive clarification or further information;

c. retain any information and/ or evidence submitted to the Authority by, on behalf of, and/ or in relation to any Bidder; and/ or

d. Independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Bidder.

3.3 It shall be deemed that by submitting the Bid, the Bidder agrees and releases the Authority, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection herewith and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or future.

Important Condition: Since Public Utility Building is an officially designated venue for protests and public demonstrations, the commercial premises/exhibition space above the Multi Level Car Parking shall not be operated on any day during which protests, demonstrations, dharnas, rallies, or similar public activities are scheduled or permitted by the competent authority within the Public Utility Building premises. The Selected Bidder / Operator shall not claim any compensation, rent waiver, damages, or loss of business on account of such temporary non-operation requirements.

7. Project Terms and Role of Selected Bidder

4.1 **Role of the Selected Bidder: The Selected Bidder (Operator) shall be responsible for the operation, maintenance, repair, management, and marketing of the existing commercial space in Public Utility Building Bengaluru. The initial agreement shall be for a period of fifteen (15) years without extension based on satisfactory performance, at the sole discretion of BCCC.**

4.2 The Operator may opt for one extension of the agreement without undergoing a fresh tender or auction process. This request shall be made in writing at least two (2) months before the expiry of the ongoing agreement term.

4.3 If the Operator fails to submit a written request for extension within the stipulated period, it shall be deemed that the Operator does not wish to continue. In such a case, the asset will be reclaimed by BCCC and may be auctioned or retendered without any obligations to the existing Operator.

4.4 If the Operator opts for one extension, then the Operator would be refunded the One Time Deposit at the end of the second term.

4.5 Failure to comply with any terms of the agreement or BCCC's performance requirements may lead to automatic withdrawal of extension approval. In such cases, the Operator shall be treated as a defaulter and will lose the right to continue. However, the same party shall remain eligible to participate in future tenders or auctions, if not otherwise disqualified.

4.6 Vide the Concession Agreement, the rights pertaining to developing, operating and maintaining the Project on the Project Site shall be assigned to the Concession.

4.7 The Selected Bidder shall be solely responsible for obtaining all necessary approvals, licenses, or permissions required for conducting commercial premises-related operations, including event permissions, electricity/water connections, GST registration (if applicable), and local compliance certificates.

4.8 To ensure quality service and public benefit, the Selected Bidder shall:

 Upgrade commercial premises / Exhibition center facilities (layout and mix to be proposed by Bidder), optimally utilising the available land

 Operate and maintain all facilities throughout the concession period

 Manage bookings, programming, personnel, housekeeping and safety

 Maintain infrastructure, equipment and commercial premises and exhibition surfaces to prescribed standards

 Undertake periodic renewal, resurfacing and upgradation at its own cost

Failure to meet the above obligations shall attract penalties and may lead to termination of the agreement, at the discretion of BCCC.

4.9 The Selected Bidder shall furnish a Performance Security Deposit equivalent to 5% of the final bid in the form of a Bank Guarantee favoring the “Commissioner, BCCC”. This Performance Security shall remain valid for the entire term of the agreement and be returned only after successful completion of the contract, subject to no outstanding dues, penalties, or violations.

8. Sequence of Events on Selection of Bidder

5.1 Issue of LOA by the Authority after Evaluation of the Bids: Upon completion of the Bid evaluation process, and acceptance of the Bid submitted by the Selected Bidder, the Authority shall convey the intention to award the Project to the Selected Bidder, who satisfies all other compliance requirements through a LOA. Such LOA shall be issued, in duplicate, by the Authority to the Selected Bidder and the Selected Bidder shall, within 7 (seven) days of the receipt of the LOA, sign and return the duplicate copy of the LOA in unconditional acknowledgement thereof. In the event the duplicate copy of the LOA duly signed by the Selected Bidder is not received by the stipulated date, the Authority may, unless it consents to extension of time for submission thereof, appropriate the Bid Security / Earnest Money Deposit of such Bidder as genuine pre-estimated compensation and damages payable to the Authority towards, inter alia, time, cost and effort of the Authority, on account of failure of the Selected Bidder to acknowledge the LOA, and the next eligible Bidder may be considered. The Authority shall reserve its right in its sole discretion, to extend the timelines specified in the LOA, based on any genuine request received from the Selected Bidder.

5.2 Submission of Performance Security: The Selected Bidder shall, within 15 (fifteen) days from the date of issuance of the LOA, submit the following to the Authority:

a) Bank Guarantee equivalent to 10% of the final bid as Performance Security, valid for the entire concession period, as per Clause 7.9.

5.3 Failure to submit the Performance Security within the stipulated timeline shall result in cancellation of the award. The bidder shall be treated as a defaulter, the Bid Security will be forfeited, and the bidder shall be barred from participation in any BCCC tender for a period of 1 (one) year from the date of such order.

5.4 Execution of Concession Agreement: The Selected Bidder shall execute the Concession Agreement with BCCC within 30 (thirty) days from submission of the Performance Security. BCCC may grant an extension at its sole discretion in exceptional cases.

5.5 The Selected Bidder, as the Concession, shall sign the Concession Agreement with BCCC (the Authority) within 30 (thirty) days from submission of Performance Security, or within such extended period as approved by BCCC.

5.6 Signing of the Concession Agreement shall be subject to fulfillment of all conditions specified in Clauses 8.1, 8.2, and 8.3.

5.7 Within 90 (ninety) days from the date of execution of the Concession Agreement, the Authority and the Selected Bidder shall mutually decide and formalize the date for handing over / taking over the commercial premises commercial space premises.

5.8 In the event that the Concession fails to initiate or respond to the request for site takeover, the Authority reserves the right to independently determine a handover date and formally notify the Concession. The Concession shall be bound to take over the Project Site as per the date so fixed.

APPENDICES

APPENDIX-I

Letter Comprising the Application for Qualification

To, Dated:
XX
XX

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Sub: Application for qualification for Rent, Operate and Maintain Ground floor Shop No.2 at Residency Road Building in MG Road Bengaluru
Dear sir,

With reference to your RFP document dated ---------, I/we, having examined the RFP document
and understood its contents, hereby submit my/our Application for Qualification for the aforesaid project. The Application is unconditional and unqualified.

1. We acknowledge that the Authority will be relying on the information provided in the Application and the documents accompanying such Application for qualification of the Bidders for the aforesaid project, and we certify that all information provided in the Application and in Annexes I to IV is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying such Application are true copies of their respective originals.

2. This statement is made for the express purpose of qualifying and bidding as a Bidder for the development, construction, financing, and maintenance of the aforesaid Project.

3. I/ We shall make available to the Authority any additional information it may find necessary or require to supplement or authenticate the Qualification statement.

4. I/ We acknowledge the right of the Authority to reject our Application without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.

5. I/ We certify that in the last five years, we/ any of the Consortium Members or our/ their Associates have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.

6. I/ We declare that:

a) I/ We have examined and have no reservations to the RFP document, including any Addendum issued by the Authority;
b) I/ We do not have any conflict of interest in accordance with Clauses 2.1.1of the RFP document;
c) I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in Clause 4.3 of the RFP document, in respect of any tender or request for proposal issued by or any agreement entered into with the Authority or any other public sector enterprise or any government, Central or State; and

d) I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of Section 4 of the RFP document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.

7. I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Application that you may receive nor to invite the Bidders to Bid for the Project, without incurring any liability to the Bidders, in accordance with Clause 2.16 of the RFP document.

8. I/ We believe that we satisfy the Turnover criteria and meet(s) all the requirements as specified in the RFP document and are/ is qualified to submit a Bid.

9. I/ We declare that we, or our/ its Associates are not a Member of a/ any other Consortium applying for qualification.

10. I/ We certify that in regard to matters other than security and integrity of the country, we/ or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.

11. I/ We further certify that in regard to matters relating to security and integrity of the country, we or any of our Associates have not been charge- sheeted by any agency of the Government or convicted by a Court of Law.

12. I/ We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our directors/ managers/ employees.

13. I/ We further certify that we are qualified to submit a Bid in accordance with the guidelines for qualification of bidders seeking to acquire stakes in Public Sector Enterprises through the process of disinvestment issued by the GOI vide Department of Disinvestment OM No. 6/4/2001-DD-II dated 13th July, 2001 which guidelines apply mutatis mutandis to the Bidding Process.

14. The Statement of Legal Capacity as per format provided at Annex-V in Appendix-I of the RFP document, and duly signed, is enclosed. The power of attorney for signing of application and the power of attorney for Lead Member of consortium, as per format provided at Appendices II and III respectively of the RFP, are also enclosed.

15. I/ We understand that the selected Bidder shall either be an existing Company incorporated under the Indian Companies Act, 1956, or shall incorporate as such prior to execution of the Concession Agreement.

16. I/ We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the selection of Bidders, selection of the Bidder, or in connection with the selection/ Bidding Process itself, in respect of the above mentioned Project and the terms and implementation thereof.

17. I/ We agree and undertake to abide by all the terms and conditions of the RFP document.

18. I/ We certify that in terms of the RFP, my/our Turnover is as given in the table below.

Year	**Turnover (in Rs Crores Figures & Words)**

19. We agree and undertake to be jointly and severally liable for all the obligations of the Concessionaire under the Concession Agreement till occurrence of Financial Closure in accordance with the Concession Agreement.

In witness thereof, I/ we submit this application under and in accordance with the terms of the RFP document.

Yours faithfully,

Date: (Signature, name and designation of the Authorized Signatory)

Place: Name and seal of the Applicant/ Lead Member

ANNEXURE-I

Details of Bidder

1. **Name and details**
    a. Name:
    b. Country of incorporation:
    c. Address of the corporate headquarters and its branch office(s), if any, in India:
    d. Date of incorporation and/ or commencement of business:

2. **Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:**

3. **Details of individual(s) who will serve as the point of contact/ communication for the Authority:**

    a. Name:
    b. Designation:
    c. Company:
    d. Address:
    e. Telephone Number:
    f. E-Mail Address:
    g. Fax Number:

4. **Particulars of the Authorized Signatory of the Bidder:**

    a. Name:
    b. Designation:
    c. Company:
    d. Address:
    e. Telephone Number:
    f. E-Mail Address:
    g. Fax Number:

ANNEXURE-II

Technical capacity of the bidder

Experience Details

Project Name and details (1)	Location	Name of client	Start date	Date of completion	Value of services (INR)
1 2 3					

Provide details of only those projects that have been undertaken by the Bidder under its own name and/ or by an Associate and/ or by a project company. Bidders shall furnish all its information and certification with reference to the 3 (three) years preceding FY 2025-26.

The Bidder shall provide information on experience and technical capability as per the formats given. The Authority reserves the right to verify the successful operation and performance of the qualifying project/s mentioned in the formats and the Bidder shall arrange permissions for visiting these installations, if such a request is made by Authority at his cost.

ANNEXURE-III

Financial Capacity of the Bidder

	Year 1	Year 2	Year 3
	(1)	*(2)*	*(3)*
Turnover			

Instructions:

1) The Bidder shall attach copies of the audited balance sheets, financial statements and Annual Reports for 3 (three) years from FY 2025-26. The financial statements shall:

   i) reflect the financial situation of the Bidder and its Associates where the Bidder is relying on its Associate's financials;
   ii) be audited by a statutory auditor;
   iii) be complete, including all notes to the financial statements; and
   iv) correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).

2) The Bidder shall also provide the name and address of the Bankers to the Bidder.

3) The Bidder shall provide an Auditor's Certificate specifying the turnover

ANNEXURE-IV

Certificate from the Statutory Auditor regarding Projects[Φ]

Based on its books of accounts and other published information authenticated by it, this is to certify that (name of the Applicant / Bidder/Associate) is/ was an equity shareholder in …… (title of the project company) and holds/ held Rs. …… cr. (Rupees …….. crore) of equity (which constitutes ….. % of the total paid up and subscribed equity capital) of the project company from …… (date) to ……. (date)[¥].

The project was/is likely to be commissioned on….(date of commissioning of the project).

……
……

Name of the Audit

firm

Seal of the Audit Firm: (Signature, Name and Designation of the Authorized Signatory)

Date: ……

$ In case duly certified audited annual financial statements containing the requisite details are provided, a separate certification by statutory auditors would not be necessary.

Φ Provide Certificate as per this format only. Attach Explanatory Notes to the Certificate, if necessary. Statutory auditor means the entity that audits and certifies the annual accounts of the company

¥ In case the project is owned by the Bidder company or undertaken by contractor, this language may be suitably modified to read: "It is certified that …… (name of Bidder) constructed and/ or owned the …… (name of the project) from ……. (date) to ……(date)."

In the event that credit is being taken for the Eligible Experience of an Associate, as defined in RFP the Applicant should also provide a certificate in the format below:

Certificate from Statutory Auditor/ Company Secretary regarding Associate

Based on the authenticated record of the Company, this is to certify that more than 50% (fifty percent) of the subscribed and paid up voting equity of (name of the Applicant/Associate) is held, directly or indirectly, by ..... (name of Associate/ Applicant). By virtue of the aforesaid shareholding, the latter exercises control over the former, who is an Associate in terms of this RFP.

A brief description of the said equity held, directly or indirectly, is given below:

{Describe the shareholding of the Applicant and the Associate. In the event the Associate is under common control with the Applicant, the relationship may be suitably described and similarly certified herein}

Name of the Audit

firm

Seal of the Audit Firm: (Signature, Name and Designation of the Authorized Signatory)

Date: .....

It may be noted that in the absence of any detail in the above certificates, the information would be considered inadequate and could lead to exclusion of the relevant project in the determination of eligibility.

ANNEXURE-V

Statement of Legal Capacity

(To be forwarded on the letterhead of the Bidder)

Ref. Date:

To,

**
**

Dear Sir,

We hereby confirm that we satisfy the terms and conditions laid out in the RFP document.

We have agreed that ..... (insert individual's name) will act as our representative and has been duly authorized to submit the RFP. Further, the authorized signatory is vested with requisite powers to furnish such letter and authenticate the same.

Thanking you,

Yours faithfully,

(Signature, name and designation of the authorized

signatory)

For and on behalf of .....

APPENDIX-II

Power of Attorney for Signing of Proposal

Know all men by these presents, we.....(name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr./ Ms. (name),.....son/daughter/wife of ..... and presently residing at..... , who is presently employed with us and holding the position of ..... , as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our application for pre-qualification and submission of our bid for the " Rent, Operate and Maintain Ground floor Shop No.2 at Residency Road Building in MG Road Bengaluru" by the BCCC (the "Authority") including but not limited to signing and submission of all applications, bids and other documents and writings, participate in Pre-Applications and other conferences and providing information/ responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Concession Agreement and undertakings consequent to acceptance of our bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our bid for the said Project and/ or upon award thereof to us and/or till the entering into of the Concession Agreement with the Authority.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, ..., THE ABOVE-NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ..... DAY OF....., 2025

For

.....

(Signature, name, designation and address)

Witnesses:

1.

2. (Notarized)

Accepted

.....(Signature)

(Name, Title and Address of the Attorney)

Notes:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a board or shareholders' resolution/ power of attorney in favor of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.
- For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention, 1961 are not required to be legalized by the Indian Embassy if it carries a conforming Apostille certificate.

APPENDIX - III

Letter comprising the bid

Dated:

To,

Executive Engineer,
Building Maintenance
&Transport Division
Ground floor, Annex
building-2, N.R Square
Bengaluru

Dear Sir,

Subject: Proposal for " Rent, Operate and Maintain Ground floor Shop at Public Utility Building in MG Road Bengaluru"

With reference to your RFP dated ---------, I/we, having examined the RFP and understood its contents, hereby submit my/our Bid for the aforesaid project. The Bid is unconditional and unqualified.

1) The Bid is unconditional and unqualified.

2) All information provided in the Bid and in the Appendices is true and correct.

3) This statement is made for the express purpose of qualifying as a Bidder for the development, engineering, financing, construction, operation and maintenance of the aforesaid Project.

4) I/ We shall make available to the Authority any additional information it may find necessary or require to supplement or authenticate the Bid.

5) I/ We acknowledge the right of the Authority to reject our Bid without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

6) In the event of my/ our being declared as the Selected Bidder, I/We agree to enter into a Concession Agreement in accordance with the draft that has been provided to me/us prior to the Bid Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.

7) I/We have studied all the Bidding Documents carefully and also surveyed the project.

8) We understand that except to the extent as expressly set forth in the Concession Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or concerning or relating to the Bidding Process including the award of Concession. I/ We undertake the Design, Build, Finance, Operate and Transfer (DBFOT) of Commercial Space at Bengaluru Central City Corporation (BCCC) owned commercial space in Public Utility Building, Bengaluru for an initial period of ten (10) calendar years (the "Term") and renewable to another term of five (5) calendar years, if the Project is awarded to me/us.

9) I/ We declare that:

   a) I/ We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in Clause 4.1 of the RFP document, in respect of any tender or RFP document issued by or any agreement entered into with the Authority or any other public sector enterprise or any government, Central or State; and

   b) I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of Section 4 of the RFP document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and

   c) the undertakings given by us along with the Bid in response to this RFP document for the Project are true and correct as on the Bid Due Date and I/we shall continue to abide by them.

10) I/ We believe that we satisfy that the Financial Turnover criteria and meet(s) the requirements as specified in the RFP document and are/ is qualified to submit a Bid in accordance with the RFP document.

11) I/ We certify that in regard to matters other than security and integrity of the country, we or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.

12) I/ We further certify that in regard to matters relating to security and integrity of the country, we or any of our Associates have not been charge-sheeted by any agency of the Government or convicted by a Court of Law.

13) I/ We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our directors/ managers/ employees.

14) I/ We further certify that we are qualified to submit a Bid in accordance with

the guidelines for qualification of Applicants / Bidders seeking to acquire stakes in Public Sector Enterprises through the process of disinvestment issued by the GOI vide Department of Disinvestment OM No. 6/4/2001-DD-II dated 13th July, 2001 which guidelines apply *mutatis mutandis* to the Bidding Process. A copy of the aforesaid guidelines forms part of this RFP at **Appendix-IV** thereof.

15) I/ We undertake that in case due to any change in facts or circumstances during the Bidding Process, we are attracted by the provisions of disqualification in terms of the guidelines referred to above, we shall intimate the Authority of the same immediately.

16) The Statement of Legal Capacity as per format provided at Annex-V in **Appendix-I** of this RFP, and duly signed, is enclosed. The Power of Attorney for signing of Bid, as per format provided at **Appendix-II** of the RFP, is also enclosed.

17) I/ We understand that the selected Applicant / Bidder shall incorporate a Company under the Indian Companies Act, 2013 prior to execution of the Concession Agreement.

18) I/ We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the selection of Applicants / Bidders, selection of the Applicant / Bidder, or in connection with the selection/ Bidding Process itself, in respect of the above-mentioned Project and the terms and implementation thereof.

19) I/ We agree and undertake to abide by all the terms and conditions of this RFP.

20) I/We confirm that the **refundable interest free One Time Deposit (OTD)** has been quoted by me/us after taking into consideration all the terms and conditions stated in this RFP, draft Concession Agreement, our own estimate of costs and prospective income and after careful assessment of the Project and all the conditions that may affect the Bid.

21) In addition to the interest-free One Time Deposit that I/We will keep with the BCCC, I/We confirm to pay to the BCCC, Annual Lease Rent, a sum of INR **4,80,000/-** (per annum, for the term of rent for each accounting year. along with applicable GST, per annum, for the initial term of 10 years (and for additional 5 years, in case of extension), for each Accounting Year. This rent payable shall be subject to increase at the rate of 10% per three years from the date of signing of the agreement.

22) I/We offer an Interest Free Bid Security / Earnest Money Deposit of **INR 5,00,000 (Indian Rupees five Lakh Only) (1.00 lakh tnrough online payment and 4.00 lakhs in the form for Bank guarantee drawn by the Nationalized Bank)**, to the Authority in accordance with this RFP.

In witness thereof, I/we submit this Bid under and in accordance with the terms of the RFP document.

Yours faithfully,

(Signature, name and designation of the Authorized signatory)

Name and seal of Bidder

Date and Place:

APPENDIX - IV

Bank guarantee for Bid Security/Earnest Money Deposit

B.G. No.

Dated:

1) In consideration of you, Bengaluru Central City Corporation (BCCC), (hereinafter referred to as the "Authority", which expression shall unless it be repugnant to the subject or context thereof include its, successors and assigns) having agreed to receive the Bid of [a Company registered under provision of the Companies Act, 1956] and having its registered office at [and acting on behalf of its Consortium] (hereinafter referred to as the "Bidder" which expression shall unless it be repugnant to the subject or context thereof include its/their executors administrators, successors and assigns), for the " Rent, Operate and Maintain Ground floor Shop No.2 at Residency Road Building in MG Road Bengaluru" (hereinafter referred to as "the Project") pursuant to the RFP Document dated issued in respect of the Project and other related documents (hereinafter collectively referred to as "Bidding Documents"), we [Name of the Bank] having our registered office at and one of it branches at (hereinafter referred to as the "Bank"), at the request of the Bidder, do hereby in terms of the RFP Document, irrevocably, unconditionally and without reservation guarantee the due and faithful fulfilment and compliance of the terms and conditions of the Bidding Documents (including the RFP Document) by the said Bidder and unconditionally and irrevocably undertake to pay forthwith to the Authority an amount of Rs. (Rupees ***** only) as bid security (hereinafter referred to as the "Bid Security") as our primary obligation without any demur, reservation, recourse, contest or protest and without reference to the Bidder if the Bidder shall fail to fulfil or comply with all or any of the terms and conditions contained in the said Bidding Documents.

2) Any such written demand made by the Authority stating that the Bidder is in default of the due and faithful iabilityt and compliance with the terms and conditions contained in the Bidding Documents shall be final, conclusive and binding on the Bank.

3) We, the Bank, do hereby unconditionally undertake to pay the amounts due and payable under this Guarantee without any demur, reservation, recourse, contest or protest and without any reference to the Bidder or any other person and irrespective of whether the claim of the Authority is disputed by the Bidder or not merely on the first demand from the Authority stating that the amount claimed is due to the Authority by reason of failure of the Bidder to fulfil and comply with the terms and conditions contained in the Bidding Documents including failure of the said Bidder to keep its Bid open during the Bid validity period as set forth in the said Bidding Documents for any reason whatsoever. Any such demand made

on the Bank shall be conclusive as regards amount due and payable by the Bank under this

4) Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding Rs…… (Rupees …… only).

5) This Guarantee shall be irrevocable and remain in full force for a period of 180 (one hundred and eighty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as may be mutually agreed between the Authority and the Bidder, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.

6) We, the Bank, further agree that the Authority shall be the sole judge to decide as to whether the Bidder is in default of due and faithful iabilityt and compliance with the terms and conditions contained in the Bidding Documents including, inter alia, the failure of the Bidder to keep its Bid open during the Bid validity period set forth in the said Bidding Documents, and the decision of the Authority that the Bidder is in default as aforesaid shall be final and binding on us, notwithstanding any differences between the Authority and the Bidder or any dispute pending before any Court, Tribunal, Arbitrator or any other Authority.

7) The Guarantee shall not be affected by any change in the constitution or winding up of the Bidder or the Bank or any absorption, merger or amalgamation of the Bidder or the Bank with any other person.

8) In order to give full effect to this Guarantee, the Authority shall be entitled to treat the Bank as the principal debtor. The Authority shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee from time to time to vary any of the terms and conditions contained in the said Bidding Documents or to extend time for submission of the Bids or the Bid validity period or the period for conveying acceptance of Letter of Award by the Bidder or the period for iabilityt and compliance with all or any of the terms and conditions contained in the said Bidding Documents by the said Bidder or to postpone for any time and from time to time any of the powers exercisable by it against the said Bidder and either to enforce or forbear from enforcing any of the terms and conditions contained in the said Bidding Documents or the securities available to the Authority, and the Bank shall not be released from its liability under these presents by any exercise by the Authority of the liberty with reference to the matters aforesaid or by reason of time being given to the said Bidder or any other forbearance, act or omission on the part of the Authority or any indulgence by the Authority to the said Bidder or by any change in the constitution of the Authority or its absorption, merger or amalgamation with any other person or any other matter or thing whatsoever which under the law relating to sureties would but for this provision have the effect of releasing the Bank from its such liability.

9) Any notice by way of request, demand or otherwise hereunder shall be sufficiently given or made if addressed to the Bank and sent by courier or by registered mail to the Bank at the address set forth herein.

10) We undertake to make the payment on receipt of your notice of claim on us addressed to [name of Bank along with branch address] and delivered at our above branch who shall be deemed to have been duly authorised to receive the said notice of claim.

11) It shall not be necessary for the Authority to proceed against the said Bidder before proceeding against the Bank and the guarantee herein contained shall be enforceable against the Bank, notwithstanding any other security which the Authority may have obtained from the said Bidder or any other person and which shall, at the time when proceedings are taken against the Bank hereunder, be outstanding or unrealized.

12) We, the Bank, further undertake not to revoke this Guarantee during its currency except with the previous express consent of the Authority in writing.

13) The Bank declares that it has power to issue this Guarantee and discharge the obligations contemplated herein, the undersigned is duly authorized and has full power to execute this Guarantee for and on behalf of the Bank.

Signed and Delivered by ___Bank

By the hand of Mr./Ms. __, its _____and authorized official.

(Signature of the Authorized Signatory)

(Official Seal)

APPENDIX – V
FINANCIAL BID FORMAT

5.8.1 General Information:

i. Financial Bids evaluation is on the basis of the interest free One Time Deposit (OTD) that the tender winner shall keep with the BCCC throughout the period of the lease. The One Time Deposit (OTD) is refundable to the lessee, without any interest, after the vacation of the property upon completion of the lease term or the termination of the lease as per the provisions of the Estate Management Rules 2024 and this RFP and the Agreement that will be signed with the Bid Winner. The One Time Deposit (OTD) shall not be refunded for a period of one year from the date of the signing of the agreement of the lease.

ii. The minimum reserved One Time Deposit (OTD) or the Tender Upset Price for the plot shall be INR 16,60,000/-. The same shall be paid within 15-days from the date of issuance of the Letter of Acceptance by the BCCC failing which the bid shall stand rejected for default by the Bid Winner without any encumbrance or iability of the BCCC and the property shall remain free from all encumbrances. The bidder shall be disqualified for two years from bidding in any tenders of the BCCC.

iii. Applicants/ bidders are expected to bid the One Time Deposit higher than the minimum reserved One Time Deposit or the Tender Upset Price. The bidder who bids the highest One Time Deposit shall be the tender winner. No bid below the minimum prescribed OTD shall be accepted.

iv. **The period of the lease shall be 15 years for operation of the commercial office / business space.**

v. Note: In addition to the One Time Deposit stated above, the selected bidder shall pay to the BCCC, an annual rent of INR 4,80,000/- along with applicable GST, per annum, for the term of lease for each accounting year. This rent payable by the lessee shall be subject to increase at the rate of 10% per three years from the date of signing of the agreement. The annual lease rent shall be paid at beginning of each financial year. Non payment of annual rent shall be considered a breach of the terms and conditions of the RFP and the agreement and the lease shall be cancelled after giving 45 days notice for non-payment of the annual lease rent within 10th of April of the year for which the annual lease rent is to paid. For example for the Financial Year 2026-27, the annual lease rent must be paid by 10th April 2026 failing which the bid winner agreement shall be liable to be terminated with forfeiture of the PBG and debarment of the bidder from participating in the tenders of the BCCC.

vi. If two or more Bidders quote the same amount of refundable one-time deposit (the “Tie Bidders”), the BCCC shall identify the Selected Bidder by draw of lots, which shall be conducted, with prior notice, in the presence of the Tied Bidders who choose to attend.

5.8.2 **Financial Bid Format**
(to be filled up online at eProcurement Portal only and not to be submitted in physical form. In case of any discrepancy the format in eProcurement Portal shall be final).

Item	**Minimum** Rent per Annum **(in Rs)**	Bidder Should quote Rent per Annum/One time Deposit **(in Rs) (If the Bidder quote lesser than Reserved price/minimum price then the bid will be rejected)**
Agency should quote Annual Rent for the shop More than the Minimum Rent per Annum	INR 4,80,000/- (Rupees Four lakhs eighty thousand only)	
Agency should quote One Time Deposit More than the Minimum One Time Deposit	INR 16,60,000/- (Rupees Sixteen lakhs Sixty thousand only)	

Project Information Memorandum (PIM)

Rent, Operate and Maintain Ground floor Shop at Public Utility Building in MG Road Bengaluru

1. Disclaimer

This Project Information Memorandum ("PIM") has been prepared to provide prospective applicants with a preliminary overview of the proposed rental building for commercial space.

All information contained in this PIM is **indicative** and aims only to familiarise applicants with the nature, location, and scale of the Project.
The detailed project specifications, obligations and commercial terms shall be provided separately in the **Request for Proposal (RFP)** and associated Bidding Documents.

Nothing contained in this PIM shall form the basis of any commercial decision, legal commitment, or agreement between the Bengaluru Central City Corporation (BCCC) and any applicant.
Applicants are advised to undertake their own independent assessments, surveys and due diligence prior to bidding.

2. Introduction

(i) Background

Bengaluru continues to experience rapid urban growth and increasing demand for high-quality commercial premises and exhibition and recreational infrastructure. The Bengaluru Central City Corporation (BCCC) is responsible for the development, maintenance and management of public amenities within its jurisdiction, including community commercial premises and exhibition facilities.

In order to enhance public commercial premises and exhibition infrastructure, BCCC intends to partner with private operators. Under this arrangement, the private partner shall operate and maintain high-quality commercial premises and exhibition and recreational infrastructure.

This PIM pertains to the City-owned commercial space located on Public Utility Building, MG Road, Bengaluru. The proposed initiative aims to transform this space into a professionally managed, commercial premises and commercial establishment serving the neighbourhood.

The selected private operator shall develop commercial premises and exhibition infrastructure using the full extent of the available land parcel and operate the facility for a defined concession term as per the framework outlined in the RFP.

(ii) Location of the Project Site

Google map coordinates:

Address – M.G Road Bengaluru

(iii) Use and Development Potential of the commercial space

Particulars	**Description**
Development Type	Maintain and operate the commercial space
Asset Classes Not Allowed	Activities unrelated to commercial premises and exhibition and public recreation; fuel outlets; liquor sales; polluting or hazardous uses
Total Floor Area	Approximately 828 sq. ft (exact area to be confirmed during joint survey)
Mandatory Public Service Obligation	Usage for any programmes for BCCC functions if required.
Commercial Use Window	As per the approved government guidelines

The private operator shall propose a **facility mix and layout** optimising the use of the site, subject to BCCC approval and adherence to zoning, safety and environmental norms.